



## 56 Wood Lane, Church Warsop

£145,000 Freehold

Three bedroom end town house • Fully fitted kitchen with appliances included • Generous rear garden and low maintenance front garden • EPC rating C • Close to amenities and the A60 transport links • No Onward Chain



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email: [enquiries@johnsankey.com](mailto:enquiries@johnsankey.com)

**John Sankey**









### **Hallway**

With upvc double glazed door leading into the hallway, doors leading into the lounge and kitchen, stairs rising to the first floor.

### **Lounge**

With generous upvc double glazed bay window, making this a light and airy living space, radiator, fire surround housing fire and feature alcove.

### **Kitchen**

Fitted with a range of contemporary shaker wall and base units, cupboards and drawers in cream, complementary work surfaces over and tiled splash backs, cooker, with extractor fan over, washing machine and fridge, in addition to a fridge freezer included in the sale. Radiator and upvc window and door leading to the rear enclosed entrance area.

### **Rear entrance area**

With door leading to the rear garden and downstairs bathroom.

### **Bathroom**

Fitted with a three piece suite comprising of wash hand basin, bath with shower over, low flush wc, radiator and two upvc double glazed windows.

### **Bedroom One**

A generous size room with upvc window to the front of the property, built in storage, cupboard housing central heating boiler and radiator.

### **Bedroom Two**

A spacious second bedroom with built in storage, radiator and upvc double glazed window.

### **Bedroom Three**

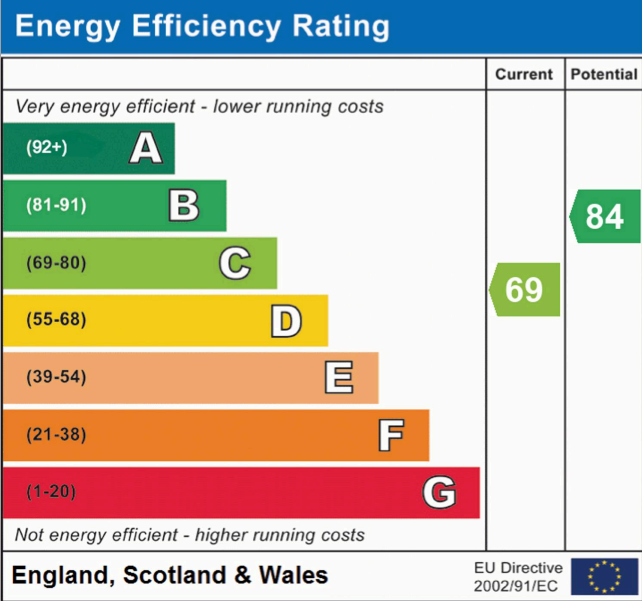
With upvc window to the rear .

Externally

The property stands proud in an elevated position, with low maintenance front garden. The rear garden is generous and enclosed, with decked seating area, laid to lawn with garden shed included.

Additional Information

Standard Construction, Three first floor bedrooms, EPC rating C, freehold, No onward chain, Please note that this end town house does not have to give any access to residents in that row, the plot is completely private. The boiler was fitted in June 2022.





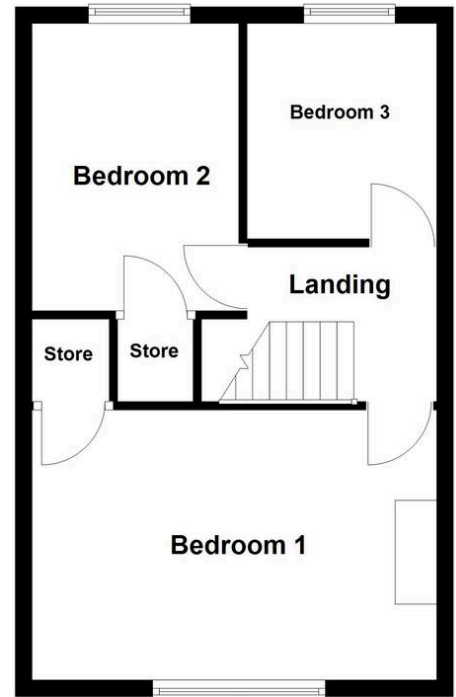
### Ground Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 81.6 sq. metres (878.1 sq. feet)

Disclaimer: These floor plans are for marketing purposes only and are approximate. They should not be relied upon for exact measurements or property details. Prospective purchasers are advised to verify all information through their own inspection. No responsibility is taken for any errors, omissions or mis-statements.  
Plan produced using PlanUp.

You can include any text here. The text can be modified upon generating your brochure.



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**

